

## MONTGOMERY COUNTY

## 29-59. Rent reductions.

a. Notwithstanding any other provision of this Article, the rent charged for any dwelling unit may be reduced where services or equipment rightfully due to the tenant are being withheld without good cause or the landlord or owner of the dwelling unit has unilaterally changed the conditions which existed at the time of the establishment of the then current rent. The amount of a rent reduction shall be commensurate with the loss of services or equipment or the change in conditions, as the case may be.

b. If the landlord or owner does not effect a reduction in rent upon the request of a tenant, the tenant may file a written complaint with the Office of Landlord-Tenant Affairs. Such a complaint shall be investigated according to the provisions of Section 29-34 of this Chapter, and is subject to all the administrative proceedings provided in this Chapter.

## 29-60. Forgiveness of rent and discounts.

A forgiveness of any rent payment or any discount of any rent payment that may have been allowed during the period of a lease or occupancy of a dwelling unit shall not be taken into consideration for the purpose of increasing rent.

## 29-61. Non-monthly payments.

No landlord may charge a tenant a non-monthly payment in excess of the amount of such a payment paid in connection with the lease for the tenant's dwelling unit in effect on December 31, 1972. However, if the customary practice of the landlord before December 31, 1972 (as shown specifically and affirmatively by his records), was to increase the amount of a non-monthly payment when the rent was increased, this practice may be continued. If continued, the ratio of the current non-monthly payment to the monthly rent which may be charged under the provisions of this Article may not exceed the ratio of such a payment last charged in connection with the lease for the dwelling unit which was in effect on December 31, 1972, to the monthly rent charged under that lease. As to dwelling units located in rental facilities, if no lease for such a dwelling unit was in effect on December 31, 1972, no non-monthly payment may be charged in excess of similar payments made under leases for comparable dwelling units in the same rental facility. As to dwelling units which are one-family dwellings, semidetached dwellings, or town houses, if no lease for the dwelling unit was in effect on December 31, 1972, no non-monthly payment may be